



City Council Agenda Item 8.D.

March 20, 2007

ITEM NO: Agenda Item 8.D.
TO: Interim City Manager
FROM: Eileen C. Shaw, City Planner
RE: Presentation of Community Character and Design Element as recommended by the Planning Commission

BACKGROUND

During the General Plan public meetings last fall, staff recommended, and the Planning Commission agreed, that the initial draft Community Character and Design element was too detailed and specific for a General Plan. The Commission directed staff to restructure the policy document to reflect general design principles and reserve more specific and quantitative design standards for a separate Design Guidelines document to be drafted at a later date.

The element was restructured to focus on the following:

1. Vision Statements – long-term City visions on which the policy framework is based.
2. Design Review Process – purpose and intent.
3. Design Guidelines – overview of design criteria for each issue area.
4. Goals Policies and Implementing Actions – policy direction for a Design Review process and Design Guidelines; environmental sustainability; streets, blocks and circulation; gateways, landmarks and focal points; signage and lighting; historic character; residential; and non-residential development.

On February 28, 2007, City staff presented the Draft Community Character and Design Element to the Planning Commission and the public. Minor comments were received for consideration in revision of the draft document. At that meeting the Commission directed staff to advertise a second meeting before the Planning Commission on March 28, 2007 at 7:00 p.m. to provide an additional opportunity for public comment (in addition to this Council meeting) prior to incorporation into the draft General Plan and circulation through the State Clearinghouse. News releases are being published in both the Appeal-Democrat and the Colusa Sun Herald to announce both of these upcoming meetings.

PUBLIC COMMENTS

No public comments on the Draft Community Character and Design element to the General Plan have been received since the February 28th Planning Commission meeting.

FINANCIAL and POLICY IMPLICATIONS

No direct financial impact. Future costs will include development of specific requirements and procedures within ordinances and resolutions to implement the goals and objectives contained in the document.

RECOMMENDED ACTION

Receive public comments on the draft Community Character and Design (CC&D) Element. Then move to direct staff to:

1. Make any needed revisions to the Draft CC&D Element pertaining to items discussed during the meeting; and
2. Transmit the Community Character and Design element as amended with the Draft General Plan to the State Clearinghouse, distribute to public agencies, and provide general release to the public for review and comment.

This staff report and the Draft Community Character and Design Element may be viewed electronically at the City's website: <http://www.colusa-ca.gov>. *(Note: the City's website is in the process of being updated and expanded to include the General Plan and related documents).*